

## **OBJECTIVES**

This wireless facility will provide critical wireless coverage in the Dammeron Valley area. The need for quality voice and data services in this community has gone largely unnoticed for too long. This site will serve the interests of several wireless providers.

## **PROPOSAL SUMMARY**

The purpose of this request is to build a 100' lattice tower housed within a 2500 sq. ft. wireless facility in Washington County. This facility will be used for structural support of 2-3 wireless providers including T-Mobile and Alltel. Each provider will utilize low profile antennas and on-the-ground base station equipment. Please see attached site plan and zoning drawings for further detail.

## **SITE ANALYSIS**

We strive to design our facilities and locate parent parcels that create the least amount of community impact. We studied several prospective locations for this site, and this parent property provides the most aesthetic mitigation. We feel our efforts to preserve the natural beauty of the surrounding area make us a valued partner with Washington County.

We are locating our structure in the southeast portion of the parcel, which is currently used for commercial purposes. The proposed tower will be placed directly within an existing line of trees running vertically through the parcel. Therefore, the visibility of the tower and associated equipment cabinets from any public ROW or neighboring property will be minimized.

## **COVERAGE ANALYSIS**

This site provides critical RF coverage and network capacity in the area; without it, vital communication services could be compromised. Please see detailed RF coverage area below.





## **ZONING & COMMUNITY COMPLIANCE**

### **Zoning District**

Wireless facilities require a CUP in all zone districts below 100'.

### **Comprehensive Plan**

This site is consistent with the intent of the long-range master plans for Washington County. The site is located in the Dammeron Valley Planning area. The site, once developed, will provide critical local and regional network coverage and meet both the nearby and regional community telecommunication needs.

### **Land Use**

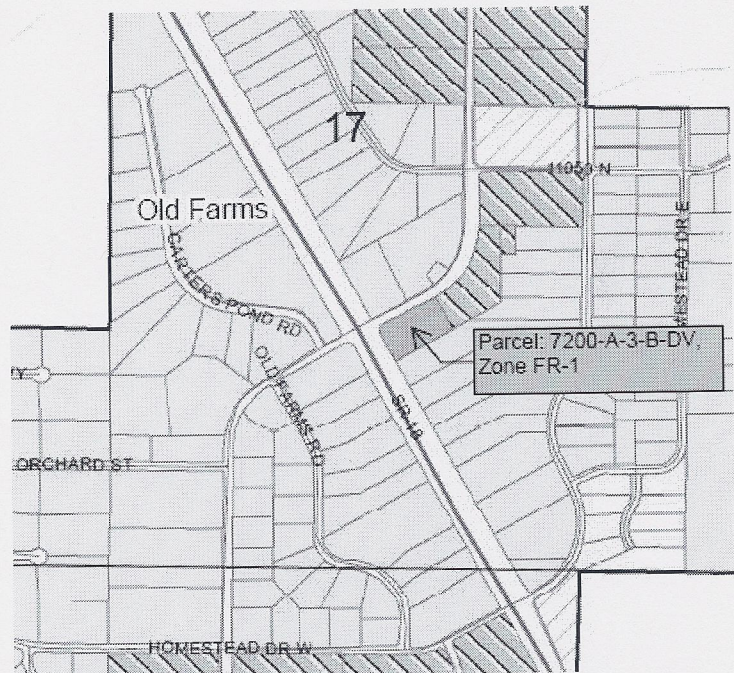
Our proposed use is in harmony with the intended use of FR-1 parcels. Public utilities are an allowed conditional use in this zone and the need for quality communication services can be likened to the need for public utilities in the area. Also, the parcel is already mainly commercial use.

### **Facility & Traffic**

This site is unmanned and only occasionally visited by maintenance personnel. Therefore, it does not require public facilities or services greater than presently available. Given the limited visits to the facility, approximately 1 per month, there is no distinguishable impact on existing traffic or vehicular infrastructure.

### **Federal Aviation Administration**

This site has and maintains all applicable FAA 7460-1 Obstruction Approvals.





## General Review Standards, Chapter 18

### Chapter IV - Section 35.11, Commercial Towers

#### 1. General Requirements

- a. This proposed use complies with all other applicable provisions in the Washington County Ordinances.
- b. This proposed use is not detrimental to public health, safety and welfare of the persons residing in the vicinity. In fact a communications facility such as this is vital to provide necessary 911 service infrastructure. Not only is this not detrimental to the surrounding residences, we believe it greatly improves the safety and welfare of the surrounding community
- c. This use is consistent with the General Plan. Dammeron Valley is a growing community with increasing traffic counts. Our parent parcel will house a facility similar in nature to a public utility; therefore, we believe it is in harmony with the intended use of the zone and surrounding area.
- d. The FR-1 zone is by nature Forest Residential. However, commercial/utility uses are also consistent with allowed purposes of the zone district.
- e. Site Plan
  - i. There will be no measurable increase of traffic by the installation of this zone.
  - ii. Utility requirements are minimal: 200 Amp service.
  - iii. Emergency access is available and close to public ROW.
  - iv. No parking required.
  - v. Site is well situated so visual impact will be minimized.
  - vi. No exterior lighting will be required.
  - vii. Signage will not be required, except for the fence sign required by the FCC.
- f. Site maintenance will only be approximately 4 hours per month.
- g. No additional essential services will be required. This is an unmanned, low power communication facility. The only utility requirements are electrical: 200 Amp. No sewer, drainage, or garbage removal will be required.

#### **CONCLUSION**

Atlas Tower, LLC is respectfully requesting to develop a 100' self-supporting tower located in an area where the proposed use will be in harmony with the overall intent of the FR-1 zone and surrounding areas. This is a critical location for the improvement of wireless coverage and safety services in the Dammeron Valley area. Thank you for accepting and processing our CUP application package.

Kind Regards,



Nathan Foster  
WiBlue, Inc.